

Join Cedars Sinai at:

25 Six

FAIR OAKS AVENUE

World-Class Location

- Medical or Office Use Allowed.
- Prime Class A 3-story office building in South Pasadena
- Many updated suites available
- Common areas feature free WiFi, furniture and landscape to promote a flexible and collaborative work environment for tenants
- Great Ownership/Property Management
- Excellent retail amenities nearby
- WalkScore of 94 (Walker's Paradise)
- 1/2 mile from South Pasadena Metro Gold Line Station
- High Speed Fiber Ready (AT&T) and Level 3
- Keyless entry on all doors
- Competitive parking rates

* Tease rate for first year.
Medical rate - Negotiable.

For Information, Please Contact:

Tina LaMonica, SIOR NAI Capital Pasadena

Executive Vice President 225 South Lake Avenue,
626.204.1523 office Suite M270,
tlamonica@naicapital.com Pasadena, CA 91101
CA DRE Lic #01841057

Medical/Office Space Available For Lease

*Asking Lease Rate: \$2.75 per SF/ FSG

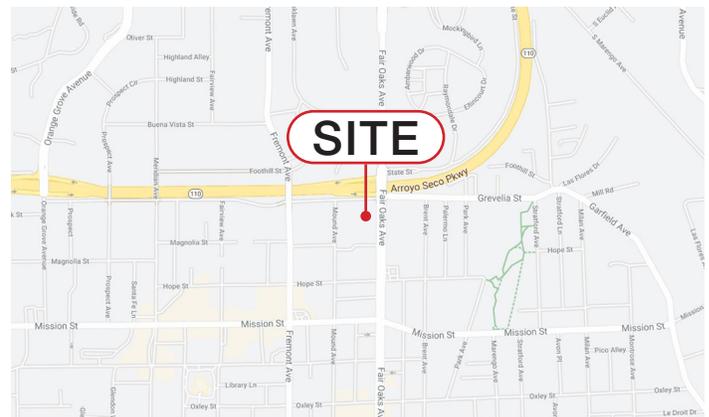
Floor 1: 4,845 SF

Floor 2: 1,069 SF - 3,404 SF

Floor 3: 1,730SF

Parking: Unreserved/Uncovered @ \$85.00/month

Reserved/Covered: @ \$120.00/month



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Available Space Floor 1

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
1st	158	Office/Medical	4,845 SF	4,845 SF	* \$2.75 / SF/ FSG	September, 2026	2 - 5 Yrs

Available Space Floor 2

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
2nd	231	Office/Medical	3,404 SF	3,404 SF	* \$2.75 / SF/ FSG	April, 2026	2 - 5 Yrs
2nd	270	Office/Medical	1,069 SF	3,386 SF	* \$2.75 / SF/ FSG	Available Now	2 - 5 Yrs
2nd	280	Office/Medical	1,069 SF	1,069 SF	* \$2.75 / SF/ FSG	Available Now	2 - 5 Yrs

Available Space Floor 3

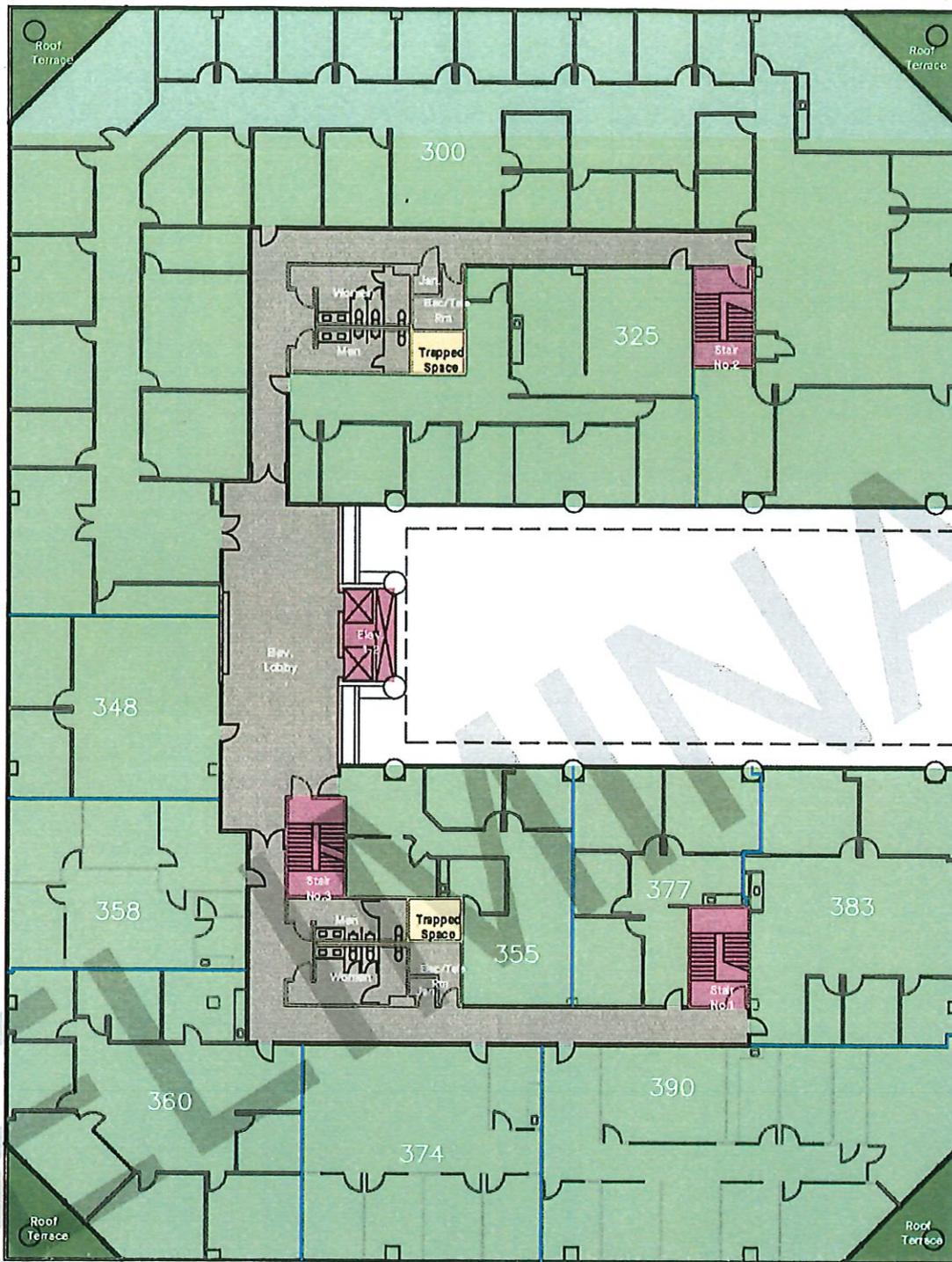
Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
3rd	348	Office/Medical	1,730 SF	1,730 SF	* \$2.75 / SF/ FSG	Available Now	2 - 5 Yrs

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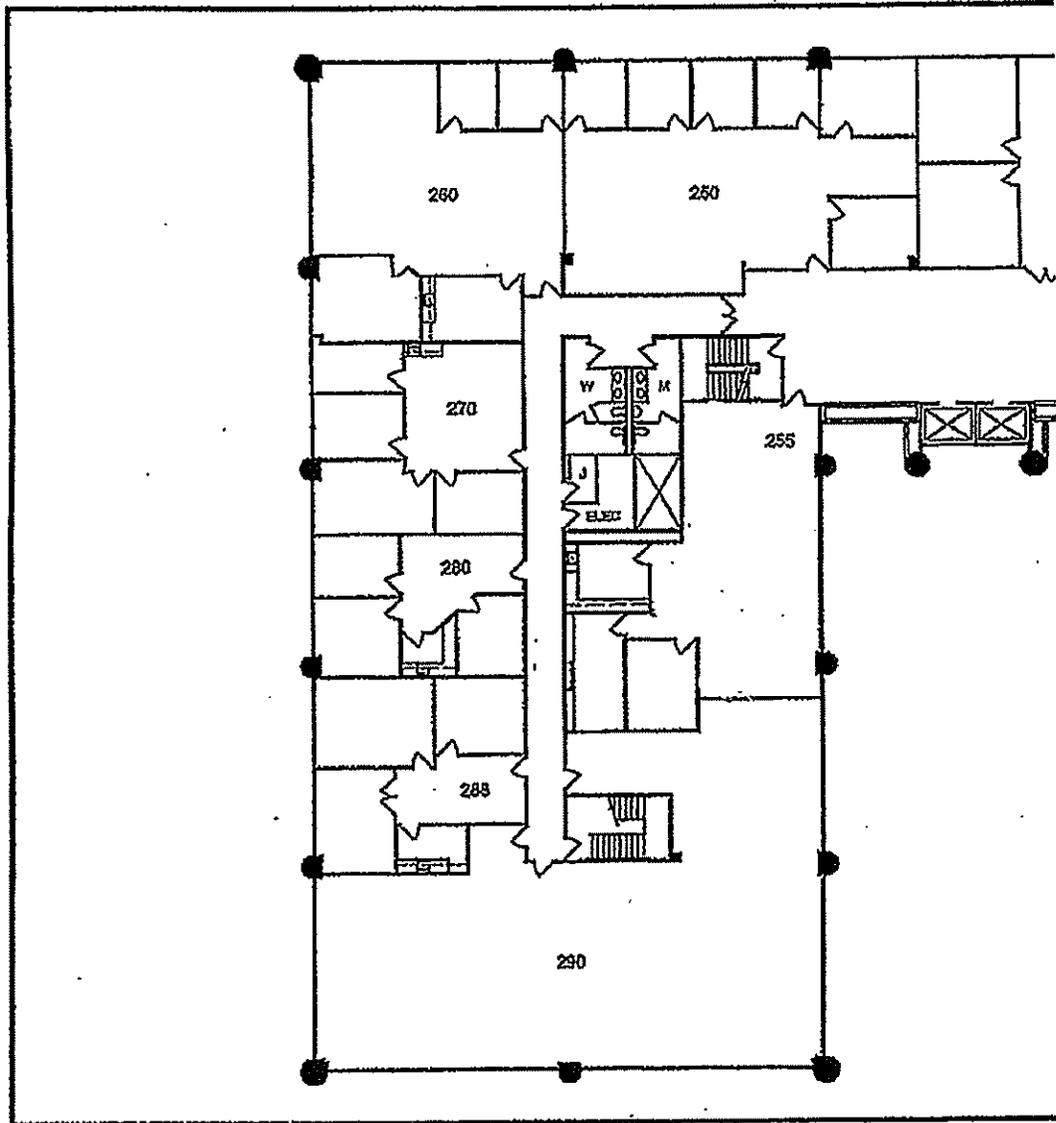
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



AB2

AS-BUILT

SIX25 SOUTH PASADENA
625 FAIR OAKS AVENUE | SECOND FLOOR
SOUTH PASADENA, CALIFORNIA 91030

ISSUE DATE: 10/10/17 | JOB #: 170214 | DRAWN BY: KVV